Stock Broker Sells \$175,000 East Side Dwelling to Investor.

TRADERS TURN TO FLATS

Buy in Uptown Section and The Bronx-Properties Given by Du Puy in Big Trade.

Purchase of a dwelling on the East Bids valued at \$175,000 was the big deal in real estate yesterday. It was an investment transaction, like most of the tow announced. Uptown Manhattan sections and The Bronx were the busy parts. From these came reports of deals for apartments, small dwellings and other properties. One of the parcels sold was bought last week by the sellers for the purpose of altering it, a dwelling, into a three family house. Further detalls were announced of two large deals, the Sake Department Store transaction and the purchase of a row of flats in Hariem for the use of colored tenants.

PINE EAST SIDE HOUSE SOLD. Henry L. Wardwell, a stock broker, has sold his residence at 53 East Seventy-seventh street, a modern, four story American basement dwelling, to a client of William E. May & Co., who will oc-cupy it. Mr. Wardwell has occupied the house since 1907, when he purchased and modernized it. It is 34.6 feet wide and modernized it. It is 34.6 feet wide and is on a lot 102.2 feet deep. It adjoins the northeast corner of Madison avenue, which is occupied by the Don Carlos, a green story apartment house. The property was held at \$175,000. What price was paid the brokers would not say.

FLAT AND DWELLING SALES. HAMILTON TERRACE—L. J. Phillips & Co. have sold for the Bond & Mortgage Company 62 Hamilton Terrace, a three story and basement dwelling, on lot 21x100 feet.

BAST 128TH STREET—The Melater Environ have resold to a client 22

Builders have resold to a client 23 East 128th street, a four story brown-stone building, on a lot 20x100 feet. They bought the property last Wednes-day and planned to remodel the house

day and planned to remodel the house into a three family flat.

PARK 'AVENUE'— McDowell & Mc-Mahon have sold for the Mercedes Building Company, John Boyland president, to John Hahn 1749 Park avenue, a five story tenement and stores, on lot 20x75, between 121st and 1724 streets.

PROPERTIES DU PUY GIVES. Pittsburg properties given by Herbert Du Puy in part payment for the Saks department store property on Broadway from Thirty-third to Thirty-fourth street include the eight story store and loft building at 335 and 337 Fifth avenue, on

plot 30x200 feet, in the heart of the busi-ness district; 624 and 626 Penn avenue, a four story store and office building, on plot 40x120, and the two six story ware-houses at 107 to 115 Third avenue. The properties are given free and clear in addition to cash and Mr. Du Puy's equity in the National Building, at the northeast corner of Broadway and Twelfth street and the Dyckman block on 211th street, between Broadway and Tenth avenue. L. J. Phillips & Co. Regotiated the trade, a \$7,000,000 trans-

### TRADERS TAKE SPACE.

M. & L. Hess have leased the third from at 48 and 50 West Fourth street, through to 39 and 41 West Third street and including 236 to 250 Wooster street, to A Arnoff & Son; also the fourth floor the same building to Jacob Elishewitz & Co. The lessees were represented by Bleiman & Co. Also at 16 East Seven-teenth street the fifth floor to Philip Herand & Sons, the lessees being represented by the White-Goodman Company. Also lessed the tenth floor at 146 to 159 West Twenty-fifth street to the Plottel Raincoat Company and the second floor at 145 Madison avenue to M. L. Bodow. Also space at 148 to 156 West Twentyhird street to Dyx Embroideries. Horbert Hecht & Co. have lessed to the Beck Shoe Company stores at \$55 Southern Boulevard, at 31 Second ave-

hue near Second street, and at 2258 Third avenue near 122d street. Carstein & Linnekin have leased three its at 1149 Broadway to the E. L. mnor Company; space in 215 and 117 Fourth avenue to the Newport Silk and Dress Goods Company, Williams and Benjamin Kohn; space in 24 and 26 East Twenty-first street to Will-iam Israel, and a loft at \$30 Broadway

LARGER FUNERAL CHURCH.

Frank E Campbell and the Funeral ing at 1966 and 1968 Broadway. which adjoins the church. Mr. Camp-bell recently leased the basement of the same building and it is understood will improve the property.

GREENPOINT FACTORY LEASED. The Cross & Brown Company has based for a term of years to the Queens cco Manufacturing Company Street and 19 to 35 Clay street, Green-Print section of Brooklyn.

BENTS PART OF N. J. PACTORY. Joseph P. Day has leased for five a large amount of space in the kerbocker Metallic Hed Company on Avenue E between Fiftieth and Finan-Cavallon Company, Inc. manu-liters of building materials. The serty is on the main line of the Cen-Fathead of New Jersey, a siding streets, Bayonne, N. J., to the

RENTING IN SUBURBS. S. S. Waistrum-Gordon & Forman Charlotte A. Houston to W G. Fay 16 Washington plans, Ridnewood N. J. and for Mra Elizab th ic. Watting in to Fred C Stryne of Brocklyn 35 Bunset

MANHATTAN ALTERATIONS.

NEW BRONX BUILDINGS. 

YESTERDAY'S AUCTION RESULTS [AT 14 VESEY STREET.]

By Samuel Mark.

MADISON ST. 141, n s. 23.9 c Birmingham st. 25x81, 4 sty tnt and str—Samuel Levin agt Jacob Lunitz et al; dus. \$16.562.86; taxes, &c. \$578.14; to the plaintiff. \$12,500

By Harbert A. Sherman.

74TH ST, 102 W. n s. 100 w Columbus av. 20x102.2, 5 sty fat and strs—Rector. &c. Calvary Church agt Leo Kats et al; due. \$22,838.21; taxes, &c. \$1,262.80; withdrawn.

Bullding Company, John Boyland president, to John Hahn 1749 Park avenue, a five story tenement and stores, on lot 20x75, between 121st and 122d streets.

EUGHES AVENUE—Charles Shapiro has bought the plot, 50x57.6, on the east side of Hughes avenue 200 feet rorth of 188th street, from Nathan B. Jacobson.

BUYS BROOKLYN DWELLING.

The Realty Trust has sold the semi-detached house at 1866 Sixty-first street in Mapleton Park to Joseph Orlando, who now lives in The Bronx.

BOYS BROOKLYN BUYER.

The 135 Broadway Holding Company (Cyril H. Burdett president) is the buyer of the three five story apartment houses at 117 to 143 West 141st street and 130 to 148 West 142d street, recently purchased by the Philiton Holding Company, of which Philip A. Payton, Jr., is the president.

PROPERTIES DU PUY GIVES. 

With name and addr ss of lender's at-

(With name and addr as of lender's attorney.)

JANE ST. s s. 57.6 e Hudson st. 21x80—
Phebe and Robert McQuoid to the Bank
for Savings in City of N Y. March 25.
1568; address Mrs Mary E Millens. 54
Jame st. \$2,000

LUDLOW ST. e s. 200 n Rivington st. 22x
85.4—Abr Benerofs to David J Fox
(owner. M W Valentine, 216 W 94th at),
Jan 28, 1907; attys, Bachrach & B. 688
Bway \$4,750 Jan 28, 1907; attys, Bachrach & B, 686
Bwy 14,550
CENTRAL PARK WEST, w s, 40,4 s 84th
st, 20x58—Melinda Hasbrouck to the N
y Sav Bank, March 13, 1995; atty, John
Webber, 7 Beckman st, 45,000
47TH ST, s, 5,15,8 c 7th av, 27,6x100,5—
Eloise M Van Horn to Wm F Devine,
108 Cumberland st, Brooklyn, Jan 15,
1917; attys, Cadwalader, W & T, 40
wall st
Garage, 10c, 11; Bway, to Carnegie Garage, 1289 Bway, leasehold, April 7,
1917; attys, Kremer & Bourke, 220
Bway
25,000
79TH ST, 236 E—John and Mary Mohl to
Marcus Krauskopf, on the premises. Marcus Krauskopf, on the premises. Oct 16, 1913; atty, Irving Kats, 15 Wall st 25.25 125TH ST, 450 W-Milton M and Tena M Smith to Lewis A London; atty, Her-man Herst, Jr., 119 Nassau st., 27,000

LIS PENDENS.

Manbattan.

Monroe St. 445—Wm M Purdy et al agt
Louis Edelson et al (foreclosure of mortgage); attys, Jones & Carleton.
183D St. a. g. 139 w Broadway, 190292-11—
Equitable Trust Co of N Y agt Carrie G
Silverman (amended foreclosure of mortgage); attys, Murray, Prentice & Howland. Manhattan. land.

718T ST. s. 80 s West End av. 20x100.5—
Geo E Chisholm et al agt John P Hopson et al (foreclosure of mortgage); atty, W H Van Benschoten.
112D ST. 148 to 352 E—John M Bowers et al agt Park Ridge Realty Co et al (foreclosure of mortgage); atty, W H Van Benschoten.
11TH ST. 5 E—Mercy M Plum agt Loretta Corpn et al (foreclosure of mortgage); attys, Silberberg & Davis.

Broax.

Broax.

TRANSACTIONS RECORDED. TRANSFERS.

(With name and address of lender and attorney. If lender's name is omitted ad-dress party of the first part.)

(South of Fourteenth street.) (South of Fourteenth street.)

GOLD ST, 87, w 8, 63.8 n Spruce st, 33.8x
76.1x28.2x76.7—Gertrude Kane to Fredk
A Ross, 1620 Nostrand av, Bklyn, mig
350.000, June 19; atty, E V Daly, 32
Nassau st, 2 deeds, each
WEST ST, 8 s 8, 47.7 s w North Moore st,
40.2x58.6—Kath M Cook, extx, to Bernard Diekmann, Ridgefield Park, N J,
mig 526.006, July 17; attys, Otterburg, S
& R. 200 5th av
MOTT ST, 58, 15 n Bayard at 25x47—Glovanni Santulli to Angelina Santulli 16
MUDICT ST, 88, 15 n Bayard at 25x47—Glovanni Santulli to Angelina Santulli 16
Mullerry, st, mig 510.606, July 18, 11

V D, 57-89, w & 36.6 n 7th at, 36.6x77—
Benj Kaufman et al to Esther L, wife of
sald Benj Kaufman, cn premises, ratg
177.009; July 10; atty, S N Tuckman, 250
Bway
UNIVERSITY PL, n e c Waverley pl. (31New York Without Fed-Bway July 10; atty, S N Tuckman, so Bway \$1 UNIVERSITY PL, n c Waverley pl, (27-29), runs n 42:10x c 74:8x n 57:10x c \*2x s 100.5 to pi x w 141.6 to beg—City Real Estate Co to No i University Place, inc. 200 w 73d st, b and s, July 12; atty, Title Guar & T Co, 176 Bway 100 10TH ST, 145-17 W, n s 66 c Waverley pl, 44x73x irreg—Isidor Cohn to Israel Ber-man, 55 w 110th st, all llens, June 1. \$1 East Side.

(East of Fifth avenue, between Fourteenth

Denied Orsenwals.

When the state of the sta

Bronx.

Bronx.

(Borough of The Bronx.)

CYPRESS AV. e. s. 40.7 n. 123d st. 21x t. 50—Urban Securities Co to Albert Frankel, 2:31 Machison st. Ridgewood, N. J. July 16: attys. Reeves & T. 165 Bway.

18 July 16: attys. Reeves & T. 165 Bway.

18 JIST ST. 646 E. s. s. 34.5x115—Huida A Daggetts to John P Dippel, 22 Fairview Terrace, West N. Y. & ano mtg 25,200, June 29: atty. L. T. & T. Co. 150 Bway. 51 167TH ST. 919 E. w. s. 2:5x50—Lawrence Davis to Simon Sarnoff, 789 Riverside Drive, mtg 237,000, July 11: atty. T. G. & T. Co. 176 Bway.

16 T. T. Co. 176 Bway.

10 BELMONT AV. 2:534, e. s. 25x100—Edward Hergenrother to Louise M Hergenrother, 2:34 Belmont av. mtg 15,000, July 10: attys. Goldsmith & F. 55 Liberty st. 51 BECK ST. n. s. 274.1 e. Av. St. John. 33.4x 125—Systell Holding Co. Inc. to Harsin Bidg Corpn, 1475 Vyse av. mtg 214,000, July 16: atty. T. G. & T. Co. 176 Bway. \$100

—Marsin Bidg Corpn to Systell Holding Co. Inc. 529 Bway. July 15: mtg 337,000; atty. T. G. & T. Co. 176 Bway. \$100

—Marsin Bidg Corpn to Systell Holding Co. Inc. 529 Bway. July 16: mtg 357,000; atty. T. G. & T. Co. 176 Bway. \$100

MARTHA AV. e. s. 50 s. 241st st. 25x100

—Mellions Rity Constn. Co. to Wm. D. Hyam. 4378 Martha av. mtg 43,500, July 16: atty. T. G. & T. Co. 178 Bway. \$100

BHYANT AV. n. w. c. 165th st. 110x100—Herbert Bhauersfield, ref. to Nathan Lottman. 562 Gates nv. Bkiyn. July 10: atty. M 38 Kich. 65 Bway. \$100

UNDERCLIFF TERRACE, 1521, w. s. 25x 133—Elsic Coddington to Virgil Thurkauf. Sr. 301 W 53th 21 July 16: attys. Sayers Bros. 31 Nassau st. \$100

20 AV. 4495, n. w. s. 30x120—Lena Shapiro to Chas Shapiro, 4495 3d av. mtg \$10.000, March 14: atty. A Shapiro, 4495 3d av. mtg \$10.000, March 14: atty. A Shapiro, 4495 3d av. mtg \$10.000, March 14: atty. A Shapiro, 4495 3d av. mtg \$10.000, March 14: atty. A Shapiro, 4495 3d av. mtg \$10.000, March 14: atty. A Shapiro, 4495 3d av. mtg \$10.000, March 14: atty. A Shapiro, 4495 3d av. mtg \$10.000, March 14: atty. A Shapiro, 4495 3d av. mtg \$10.000, March 14: atty. A Shapiro, 4495 3d

The property of the party of th

TRADE EDICT HITS INSURANCE BUSINESS

New York Without Federal Permit.

With twelve large American insurance corporations agitated over the effect the new Federal laws may have

SPRINGFIELD, Mass., July 17 .- Eleven

themselves to the economy and vation plan of the national food admir largely in excess of expectations.

MORTGAGES.

Downtown.

(South of Fourteenth street.)
FRONT ST, 126, w s. 90.2 n Wall st. 75x
18.6x irreg: also property in Bronz.
Westchester and Queens, June 25—Kamark Realty Co to Hy L Young, 67
Prospect av, Richmond Hill, B of Q due
and int as per bond; sitys, Sensby &
Walf, Hillside Bank Bidg, Richmond
Hill B of O. East Side.

REAL ESTATE AT AUCTION.

REAL ESTATE AT AUCTION.

REAL ESTATE AT AUCTION.

# Yesterday Afternoon

With a beautiful view of the Hudson for miles North and South.

Handsome residences within a few hundred feet-Fine trees, well-trimmed lawns, flower beds and kitchen gardens on all sides— Perfectly macadamized and sewered Streets were directly in front of us.

With the bright afternoon sun shining The "Tout ensemble" was perfect. That scene had taken \$900,000 in money And over ten years in time to produce.

AND NOW

After all this time, labor, effort and money has been spent, It's going to be thrown on the market at an Auction, for whatever it will bring; Because, owing to the war, the owner can no longer give it attention.

It doesn't seem quite right, does it?

But these are our orders—we will do it.

The War has brought about some queer things, hasn't it?

Well, this is your chance!

We are going to sell at AUCTION

## RIVER VIEW MANOR

at Hastings-on Hudson-Dobbs Ferry

the superb residential suburb of N. Y.

with every city improvement

And under the same restrictions that have previously prevailed—

394 plots and 4 residences

for whatever they will bring SATURDAY, JULY 21st—ON THE PREMISES.

Send for booklet to

J. Clarence Davies, 149th St. & Third Ave. Joseph P. Day, 31 Nassau St. Agents and Auctioneers 75% can remain on mortgage Convenient trains to Hastings from Grand Central S ation 9:50 10:45 2:10 3:13 3:47 4:20

MORTGAGE LOANS.



## RAILWAYS INCREASE WAR CONSERVATION

Man Power, Fuel and Motive Power Saved by Dropping Passenger Trains.

Fairfax Harrison, chairman of the Railroads War Board, in a statement giving the miles of passenger train service eliminated by the railroads as reported to date in the conservation of man power, fuel and motive power, says

1 (Fast of Fifth avenue, between Pourteenth in part illimose of the United States of Fifth avenue, between Pourteenth in part illimose of the United States of Fifth avenue, between Fourteenth of Pourteenth in the Pourteenth of "The railroads of the United States

THEY HAVE TO GO

The Executors Said So. 60 City Lots Were SACRIFICED

Last Saturday Afternoon. THE REMAINING 139 Fully Developed City Lots, to Close the Estates of S. & S. Sturges, Dec'd, RIGHT AT EAST 174TH ST. SUBWAY STATION,

AT AUCTION

TOMORROW, JULY 19th, 1917, Don't you think it worth while to at least look them

over this Afternoon? SEND FOR BOOKMAP TO-DAY TO

ARRIVALS AT THE HOTELS.

Waldorf-Astoria-T. De Witt Cuyler,

BRYAN L. KENNELLY AUCTIONEER Telephone Cort. 1547

COMPLAINANT IS HELD.

UNFURNISHED APARTMENTS TO LET.

## Our Annual Booklet

of high-class apartments, 3 rooms and Bath to 10 Rooms and 3 Baths offered for rent from Oct. 1st, will be mailed on application.

SLAWSON & HOBBS, 162 W. 72nd Street, TEL. COLUMBUS 7240.

DESIRABLE property, for sale at Ridge-

LONG ISLAND REAL ESTATE FOR SALE

Forest Kills Gardens "A Forward Movement in Suburban Development." 18 Minutes from Penn Station. Houses and Villa Plots For Sale. SAGE FOUNDATION HOMES CO., 47 W. 84th St., or Forest Hills. L. L. Send for Booklet S.

HANDSOME 7-ROOM HOME Large airy rooms, heat, gas, electricity, modern scitchen and bath, porch, beautiful lot, all planted with variety of vegetables and flowers; near trolley, school, stores and tation, owner will sell reasonable to interseted party for \$200 cash and balance monthly. PARK, hox 161 Sun office.

BOROUGH OF BROOKLYN-FOR SALE. steam, gas, electric, parquetry, \$5,850; \$750 cash, banner \$12 monthly, with interest, Builders, 1430 5th at Take West End Subway to 75th at

REAL ESTATE FOR SALE-QUEENS,

SEE THE NEW HOUSES AT Kew Gardens

REAL ESTATE. STABLISHED JULY BRYAN L. KENNELLY al Estate Broker, Appreiser & Austioneer, 6 Broadway, Telephone 1847 Cortlandi,

A NEW EFFICIENCY HOME at moderate priced residence colony in Hill section of January.

Address DEGNON CONTRACTING CO.,
Hillsde ave. January N. V. C.

REAL ESTATE.

CHAS. F. NOVES CO.,

92 William St. Phone 2009 John,

WESTCHESTER REAL ESTATE

Nearby Connecticut Troperties. Insurance. TO LET FOR BUSINESS PURPOSES.

LINER LIKELY TO BE SAVED. Kris:laniafjord Now Believed to

WONDERFULLY beated offices \$15 up, mag-nificent building, high-class service, 116 W 40.

Have Good Chance. The local office of the Norwegian-

America Line received a message yes-terday from St. John's. Newfoundland, from the agent there that the steam-ship Kristianiationd which grounded in a for seven miles west of Cipe Rars on Sunday, had a good chance to survive who received prompt and efficient assist-

lov and to-day the Merritt & Chapmed and to-day the Merritt & Chapmed one of its big. vessels to help salve the big liner,